

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Council Chambers

March 20, 2013

The meeting was called to order at 8:30 a.m.
Acting Secretary Steve Curtis called the role.
Present: Susannah Hall-Justice, Larry Oates, Steve Curtis
Absent: Peter Gray, Linda Sorensen, Janet Elmore, Dottie Rausch
The Pledge of Allegiance was recited.

Commission President Oates stated the three commissioners present constitute a quorum and a unanimous vote from all three will be required for the transaction business.

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the February 13, 2013 Redevelopment Commission meeting. Commissioner Hall-Justice seconded. The minutes were approved as written 3-0.

Project Updates

Public Works Director Dave Buck updated the Commission on the following projects:

- Northwestern Ave. Corridor Improvements Phase II – An advertisement and bidding schedule was approved by the Board of Works on March 19, 2013. Bids will be received on April 9, 2013 and taken under advisement for a week. A recommendation will be brought to the April 20, 2013 meeting of the Commission. The project is moving forward quickly and will be on a tight timeline to coordinate with the summer calendar and other projects in the area.
- Faith West Project – Faith West has an interested party for lot No. 2 at the corner of Windsor and Northwestern. A culvert extension is necessary for the City's road project as well as the development of lot No. 2. The possibility of an agreement with the developer regarding the portion of the culvert required for the turn lane (about 10 – 12 ft.) for lot No. 2 was discussed.
- Street Resurfacing Plans – Working with the Board of Works on approval of documents for summer construction.

Commission President Oates inquired about the presence of Duke Energy on the Cumberland Avenue Phase II. Dave Buck explained Duke is working on a project to provide power to a substation of North West Lafayette for future phases of development; primarily in the Research Park.

Parks and Recreation Superintendent Joe Payne updated the Commission on the following projects:

- Wabash Heritage Trail Phase II – Stewart Klein has been working with INDOT and some progress has been made regarding getting the liquidated damages settled.
- Happy Hollow Park – Trailhead and interpretive signs are ready for installation. Preparations are underway for the ADA accessible redesign of the Indian Trail entrance. Construction engineering management students at Purdue will be doing some additional work on the ravine foot path. Estimates for reconstruction of the major bridge in the ravine are being developed.
- Northwestern Heights Neighborhood Park – Joe Payne is still waiting for communication from the neighborhood association regarding their request for the potential park on Garden between Summit and Northwestern.
- Parks and Recreation Offices – The renovation of the maintenance barn at 1101 Kalberer is over 90% complete on the interior. The Parks and Recreation Department is relocating to their new office at the end of March or early April.

Other

There was no further old business.

New Business:

Review of Financial Schedules

Redevelopment Commission Treasurer Judy Rhodes explained the financial schedules. All known requests that will be considered at today's meeting have been entered on the schedules. The County Auditor will be running the abstract billing this month which will give an idea of the impact of the circuit breaker on revenues for the TIF Districts.

Payment of Claims

Sagamore Parkway TIF Claims

\$28,387.20

Commissioner Curtis moved to pay the Sagamore Parkway TIF claims. Commissioner Hall-Justice seconded.

The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$28,387.20 passed 3-0.

KCB TIF Claims

\$10,708.07

Commissioner Curtis moved to pay the KCB TIF claims. Commissioner Hall-Justice seconded. The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$10,708.07 passed 3-0.

Levee/Village TIF Claims

\$48,227.32

Commissioner Curtis moved to pay the Levee/Village TIF claims. Commissioner Hall-Justice seconded.

The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$48,227.32 passed 3-0. Claims previously approved by the Board of Works on behalf of the Redevelopment Commission were provided for reference.

Resolution RC 2013-2

Commissioner Hall-Justice moved to approve Resolution RC 2012-2 A Resolution Requesting the Transfer of Funds. The resolution transfers \$60,000.00 from account 77-394 Levee/Village TIF: Contract Services to account 77-410 Levee/Village TIF: Land Acquisition. Commissioner Curtis seconded. Dave Buck stated the funds are necessary to complete the right-of-way purchases for the Northwestern Avenue Phase II project.

The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion passed 3-0.

Yeager Road Reconstruction Ph. 1 – Change Order No. 16 – INDOT

The change order which balances actual quantities used to the estimated quantities was explained by Dave Buck. The change order results in a net deduction of \$205.44 and brings the final adjusted contract with INDOT to \$2,400,142.22. Commissioner Curtis moved to approve the Yeager Road Reconstruction Phase I Change Order No. 16. Commissioner Hall-Justice seconded.

The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion passed 3-0.

Cumberland Ave. Ph. II – Change Order No. 7 – Rieth Riley

Dave Buck explained the details of Change Order No. 7 which is for Duke Energy and light pole relocation and expected to be the final change order to the contract. Commissioner Curtis moved to approve the Cumberland Avenue Phase II Change Order No. 7 for an addition of \$10,579.58 to the contract with Rieth Riley Construction. Commissioner Hall-Justice seconded.

The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion passed 3-0.

Request to Accept Quote – Mower – Parks Department

Quotes for a mower for the Parks and Recreation Department were opened at the March 19, 2013 Board of Works meeting. The lowest responsive and responsible quote was from MacAllister Machinery for \$16,784.00 (\$17,834.00 less \$1,050.00 trade-in). The 2013 spending plan estimate for the mower was \$15,000.00 based on last year's cost and trade-in value. Commissioner Curtis moved to approve the bid from MacAllister Machinery in the amount of \$16,784.00 as the lowest and most responsive quote for the replacement of the parks mower and the trade-in of the old mower associated therewith along with the transfer of funds from line item No. 109 on our financial schedules to line item No. 111 to cover the cost of said quote. Commissioner Hall-Justice seconded.

The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion passed 3-0.

Request to Solicit Quotes – Vehicle Acquisition – Parks Department

Joe Payne requested the Commission's approval to solicit quotes for a new ½ ton truck for the Parks Department. Three trucks for trade-in are included on the request for quote. Commissioner Curtis moved to approve the request to solicit quotes for a new Parks truck vehicle and grant authority to the Board of Works to open said quotes at their April 9, 2013 meeting. Commissioner Hall-Justice seconded.

The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion passed 3-0.

Request to Purchase – Vehicle Acquisition – Police Department

Chief Jason Dombkowski requested approval to purchase four Dodge Charger vehicles for the Police Department. Quotes received under the State QPA were \$22,509.98 for each vehicle which was \$1,490.02 less than the amount budgeted per vehicle. The cost of additional accessories for the vehicles will be covered by the police department budget. Commissioner Curtis moved to approve the purchase of four patrol vehicles for the West Lafayette Police Department on a per vehicle basis of \$22,509.98 for a total purchase of \$90,039.92. Commissioner Hall-Justice seconded.

The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion passed 3-0.

Request to Purchase – Vehicle Acquisition – Police Department

Chief Jason Dombkowski requested approval to purchase a Chevy Tahoe for use as a K-9 vehicle. The State QPA price for the vehicle is \$26,043.70 which is less than the estimated budget amount. Chief Dombkowski explained the reason for requesting a Chevy Tahoe rather than use one of the Dodge Chargers for the K-9 vehicle. The requested vehicle has a significantly larger area for the dog, and the required equipment for a K-9 unit. Details of the K-9 equipment were discussed. Commissioner Curtis moved to approve the purchase of a 2013 Chevy Tahoe K-9 vehicle for the Police Department in the total amount of \$26,043.70. Commissioner Hall-Justice seconded.

The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion passed 3-0.

Request to Purchase – K-9 Vehicle Equipment– Police Department

Chief Jason Dombkowski requested approval to purchase the emergency lights, equipment and the installation of that equipment for the K-9 vehicle in the amount of \$13,961.22. Chief Dombkowski requested the budgeted amount of \$8,070.00 and the remainder of the amount budgeted for vehicles to purchase the equipment. Commissioner Curtis moved to approve the purchase of the K-9 equipment to be installed in the previously approved K-9 vehicle in the total amount of \$13,961.22 with said funds coming from the previously budgeted \$8,070.00 under line No. 121 and an additional amount from line No. 117 in the financial schedules to cover the balance. Commissioner Hall-Justice seconded.

The roll call vote:

Aye: Hall-Justice, Oates, Curtis

Nay:

The motion passed 3-0.

Other

There was no further new business.

Public Comment

Public Comment was requested. The next meeting was confirmed:

April 17, 2013 @ 8:30 a.m.

Adjourn

There being no further new business, Commissioner Hall-Justice moved to adjourn. Commissioner Curtis seconded. The meeting adjourned at 9:22 a.m.

Linda M. Sorensen
Secretary

Approved:

Lawrence T. Oates
President